

OFFICIAL GAZETTE

GOVERNMENT OF GOA

EXTRAORDINARY

GOVERNMENT OF GOA

Department of Town and Country Planning

Notification

4-5-2-84-UDD (part)/04/3011

Whereas, the Government of Goa, in consultation with the Town and Country Planning Board, sub-divided, South Goa planning area into two planning areas, such as, Margao planning area and Ponda planning area;

And whereas under sub-section (5) of section 18 of the Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975), the Government shall, after consulting the Board, the Planning and Development Authority, frame a scheme determining the portion or portions of the balance of the fund of the Planning and Development Authority which shall vest in the Planning and Development Authorities concerned and manner in which the properties and liabilities of the Planning and Development Authority shall be apportioned amongst them.

Now, therefore, in exercise of the powers conferred by said sub-section (5) of section 18 of the said Act, the Government of Goa, after consultation with the Town and Country Planning Board and the concerned Planning and Development Authority, hereby makes the following Scheme.

1. *Short title and commencement.*— (1) This Scheme may be called the Town and Country

Planning apportionment of properties, assets and liabilities of the erstwhile South Goa Planning and Development Authority Scheme, 2004.

(2) It shall come into force from the date of its publication in the Official Gazette.

2. *Apportionment of Immovable Properties.*— (i) Office Premises - (a) Office premises of the erstwhile South Goa Planning and Development Authority at Margao, located on the 4th floor of Osia Commercial Arcade, admeasuring an area of 392 sq. mts., shall be vested with Margao Planning and Development Authority and shall, thereafter be used as their office premises. If, the said office premises has any liabilities or any dues or payments including Municipal taxes, etc., the same shall also be transferred to the Margao Planning and Development Authority as liabilities and be borne by the Margao Planning and Development Authority.

(b) The office premises (hired) of the erstwhile South Goa Planning and Development Authority located at Ponda, admeasuring an area of about 80 sq. mts., shall stand transferred to the newly constituted Ponda Planning and Development Authority alongwith all the furnitures, fixtures and shall vest with Ponda Planning and Development Authority. The Ponda Planning and Development Authority shall start its functioning from the said premises till a proper arrangement is made for the office premises of the Ponda Planning and Development Authority.

Electricity bills, rent, water bills, telephone bills and maintenance bills, if any, pending for payment shall be cleared by the erstwhile South Goa

Planning and Development Authority within 30 days from coming into force of this scheme.

(ii) Landed properties and on going schemes.—

The erstwhile South Goa Planning and Development Authority is having landed properties, as well as, various ongoing Schemes both at Margao and Ponda. Some of the Schemes, such as, construction of roads, construction of bus shelters, construction of market complexes, link roads, rehabilitation schemes, gardens, etc., are completed in all respects and only appear as assets in the books of accounts.

There are also ongoing schemes which are in progress at various stages of development which shall be apportioned between the newly constituted Planning and Development Authorities as under.—

(a) Construction of Market Complex at Colva road junction at Margao-Phase I as well as Phase II covering an area of 74,321 sq. mts. in which the market stalls/shops have been constructed shall vest with the Margao Planning and Development Authority including the stalls pending for allotment. The liabilities, such as, cost of land acquisition, bank loans, Government loans, maintenance cost, Municipal tax, pending bills of electricity, water, etc. shall stand transferred as liabilities to the Margao Planning and Development Authority.

(b) Development of wholesale fish market along the Seraulim road, Margao, wherein erstwhile South Goa Planning and Development Authority has acquired an area of 6,400 sq. mts. at a cost of Rs. 77,400/-. Development of Phase I is completed at a cost of Rs. 25 lakhs and the work under Phase II is in progress with additional area of 5,000 sq. mts. acquired for the purpose. The entire scheme alongwith land and the buildings thereon shall stand transferred to the Margao Planning and Development Authority along with ongoing work of Phase II. The cost of land acquisition, if any, cost of development, taxes, conversion charges, Government loans, loans from financial institutions, which are due or may accrue in due course, shall stand transferred and be vested with Margao Planning and Development Authority, as liabilities, from the date of coming into force of this scheme.

(c) Market Complex at Tisk-Usgao-constructed on an area of 6,850 sq. mts. has been completed at a cost of Rs. 36,77,296/- and the shops and kiosks have been disposed off in the past by the erstwhile South Goa Planning and Development Authority. The maintenance work, collection of rent from the Hall and "sops" collection from the market shall stand transferred and be vested with the newly created Ponda Planning and Development Authority. Liabilities if any, with reference to the payment of Government loans, bank loans, taxes, etc. shall be cleared by the erstwhile South Goa Planning and Development Authority within 30 days from the date of coming into force of this scheme.

(d) The link road at Varkhande-Ponda is completed in all respects by the erstwhile South Goa Planning and Development Authority and the maintenance and further improvement of it shall be carried out by the Ponda Municipal Councillor the Public Works Department, as the case may be.

(e) The scheme of rehabilitation of slum dwellers at Ponda has been developed and completed on an area of 5,325 sq. mts. at Curti-Ponda. The scheme shall stand transferred and be vested with the Ponda Planning and Development Authority. The liabilities towards enhanced land acquisition cost and other liabilities shall stand transferred and be vested with the Ponda Planning and Development Authority as its liabilities.

(f) Residential development scheme at Dhavli-Ponda is developed by the erstwhile South Goa Planning and Development Authority on an area of 48,245 sq. mts. at Quela village. The development is made by providing roads, gutters, etc. and plots are ready for disposal. The entire scheme of the residential plot development at Dhavli shall stand transferred and be vested with Ponda Planning and Development Authority. The conversion fees, water, electricity charges, as well as, the cost of land acquisition, taxes, Government loan, bank loan, which are due or may accrue in due course, shall stand transferred and be vested with Ponda Planning and Development Authority as its liabilities.

(g) At Varkhande-Ponda area is proposed to be acquired by erstwhile South Goa Planning

and Development Authority for which preliminary works have already been completed. The total area involved is 1,720 sq. mts. The proposed scheme shall stand transferred and be vested with the Ponda Planning and Development Authority and the Ponda Planning and Development Authority shall take up the scheme from its own funds. The cost of land acquisition, cost of development, etc. shall stand transferred to the Ponda Planning and Development Authority as their liabilities.

The successive Ponda Planning and Development Authority and Margao Planning and Development Authority shall continue with all the ongoing schemes including land acquisition initiated by the erstwhile South Goa Planning and Development Authority and complete the projects as scheduled.

3. Assets and Liabilities: (Funds and Loans).— Monetary assets and liabilities of the erstwhile South Goa Planning and Development Authority as on 31 st March, 2004 were obtained from the South Goa Planning and Development Authority. The detailed statements are appended to this scheme as Annexure-I. The statements include the details, such as, bank deposits, bank balance, Court deposits, G.P.F. and Pension contributions and pending bills of Contractors of ongoing schemes, Government loans, salaries and wages due to the staff and other liabilities. The following scheme for apportionment/guidelines shall be followed in the matter of assets and liabilities.

(a) The monetary assets of the erstwhile South Goa Planning and Development Authority, such as, bank deposits, staff G.P.F. and pension deposits, etc. as detailed in Annexure-I hereto shall stand transferred and be vested with Margao Planning and Development Authority. All the liabilities towards pending bills, fees, taxes, loans, EMIS etc. shall also be transferred as liabilities to the Margao Planning and Development Authority, who shall be responsible for clearing such dues.

(b) Monetary assets and liabilities as reflected in the Annexure-II shall stand transferred and be vested with Ponda Planning and Development Authority. The liabilities mentioned at item 6 and 7 of Annexure-II shall not be treated as liabilities since the Government loan alongwith its interest from which the cost towards land acquisition is paid is taken as liabilities by the Ponda Planning and

Development Authority. It will be a burden on the newly created Planning and Development Authority, if the item 6 and 7 are to be considered. In addition erstwhile South Goa Planning and Development Authority shall pay Rs. 10,00,000 (rupees Ten lakhs) to the Ponda Planning and Development Authority towards their establishment cost.

4. Staff pattern and Staff allocation:— The erstwhile South Goa Planning and Development Authority was sanctioned a staff pattern by the Government both under technical category as well as administrative category vide Order No.4-1-5-93-UDD-83 dated 1st November, 1996. The proposed staff strength of Margao Planning and Development Authority and the proposed staff strength for Ponda Planning and Development Authority is placed at Annexure-III hereto. The Margao Planning and Development Authority and the Ponda Planning and Development Authority shall adopt the staff pattern as per Annexure-III.

(a) The erstwhile South Goa Planning and Development Authority was sanctioned a strength of 26 staff and the erstwhile South Goa Planning and Development Authority has maintained two separate offices i.e. one at Margao and second at Ponda. Both the offices are managed by the sanctioned staff of 26 employees by deploying three staff at Ponda. The below mentioned staff of the erstwhile South Goa Planning and Development Authority stand deployed and absorbed in the Ponda Planning and Development Authority alongwith all liabilities, if any:

(1) Ms. Kanchan Parsekar, D'man Grade I.

(2) Ms. Lelavati Elurkar, D'man Grade I.

(3) Mr. Sanjay Naik, Peon.

The Ponda Planning and Development Authority shall be manned from the existing staff maintained at Ponda office and required additional staff, such as, Member Secretary, Planning Assistant, Junior Engineer, Draughtsman Gr. II as well as the administrative staff, such as, Head Clerk, UDC, LDC, Jr. Steno, etc. shall be recruited by the Ponda Planning and Development Authority with approval /consultation of the Government as per prevailing Recruitment Rules. The erstwhile South Goa Planning and Development Authority shall transfer the outstanding balance of GPF, gratuity, pension contribution and leave balance, etc. of

those staff which are deployed and absorbed into Ponda Planning and Development Authority.

(b) The existing staff of the erstwhile South Goa Planning and Development Authority shall stand deployed and absorbed in the Margao Planning and Development Authority along with all liabilities if any, except the staff stated at (a) above. The erstwhile South Goa Planning and Development Authority shall transfer the outstanding balance of GPF, gratuity, pension contribution and leave balance, etc., of those staff which are deployed and absorbed into Margao Planning and Development Authority.

5. *Furniture and other Equipments.*— (a) All the furniture and fixtures of the erstwhile South Goa Planning and Development Authority which are located and fixed at Margao office, 4th floor, Osia Commercial Complex, shall vest with Margao Planning and Development Authority along with liabilities.

(b) All the furnitures and fixtures of the erstwhile South Goa Planning and Development Authority located and fixed at Ponda office shall be used by the Ponda Planning and Development Authority and shall vest with them. If any material/furniture/ /fixtures are under any hire purchase or any payments are due for the suppliers, the same shall be cleared by erstwhile South Goa Planning and Development Authority within 30 days of coming into force of this Scheme.

6. *Files, Plans, Maps etc.*— (a) All the files, plans, maps etc. of Ponda Municipal areas which were with the erstwhile South Goa Planning and Development Authority shall be handed over to the Ponda Planning and Development Authority by the Member Secretary of the South Goa Planning and Development Authority and the same shall be received by the Member Secretary of Ponda Planning and Development Authority.

(b) All the files, plans, maps, etc. of the areas of Ponda Taluka which are hitherto dealt by the Branch office of Town and Country Planning department at Ponda which are now included into Ponda Planning and Development Authority shall be received by the Member Secretary of Ponda Planning and Development Authority from the Branch office of Town and Country Planning department at Ponda.

(c) All the files, plans, maps, etc. of the areas in Salcete Taluka, which are hitherto dealt by the

Branch office of Town and Country Planning Department, Margao, but now comes under the jurisdiction of Margao Planning and Development Authority, shall be received by the Member Secretary of Margao Planning and Development Authority from the South Goa District office of Town and Country Planning Department.

7. *Vehicles.*— Most of the Vehicles of South Goa Planning and Development Authority are not in a proper working condition. However, for the purpose of apportionment, the Vehicles mentioned below shall be transferred to the respective Planning and Development Authority mentioned against their name. The new Ponda Planning and Development Authority will acquire their own Vehicles as per their requirements.

(1) Tata Estate	No. GA-02-G-0083	Margao Planning and Development Authority.
(2) Tata Sumo	No. GA-02-G-0082	Margao Planning and Development Authority
(3) Maruti Car	No. GA-01-P-2494	Ponda Planning and Development Authority (NWC)
(4) Hyundai Accent.	No. GA-01-G-1900	General Administration Department, Govt. of Goa (already handed over to General Administration Department).

8. Mechanism to deal with past approvals and collection of development charges, etc.—

Consequent to the implementation of this scheme, the following mechanism is spelt out to deal with the situation.

(a) All those building plans approved by the erstwhile South Goa Planning and Development Authority and or Town and Country Planning Branch offices, in whose jurisdiction, the plot was located prior to this scheme, shall be valid and the construction may continue without any requirement of revalidation.

(b) All those sub-divisions provisionally approved by the erstwhile Planning and Development Authority/Town and Country Planning Department, Branch offices, as the case may be, shall be in force till the completion of the work.

(c) Completion certificates and the extension of time shall be obtained from the new Planning and Development Authority, for which, a nominal fee of Rs. 500/- (Rupees five hundred only) may be charged by the Planning and Development Authorities.

(d) The revision, if any, shall be obtained from the new Planning and Development Authority, by paying only 25 % of the development charges already paid or could have accrued.

(e) For the purpose of validity of time, in cases of approvals given by Town and Country Planning Branches, the date of Village Panchayat Licence is to be taken as the date of approval and the period of validity of such approvals shall be as per Village Panchayat Licence.

(f) No development charges shall be leviable to any developments specified in item (a) (b) and (c) above, except as specified in respective item.

(g) All fresh approvals shall be charged as per the rates in force.

(h) Planning and Development Authorities shall issue NOCs or sanctions under section 49 of the Goa Town and Country Planning Act, 1974 for all those approvals granted earlier by any competent Authorities, competent to issue approvals/NOCs, in this connection prior to this scheme. Only NOC charges may be collected.

All disputes which may arise in the implementation of this scheme, at any stage, shall be referred to Member Secretary of Town and Country Planning Board, who shall place the same before the Town and Country Planning Board, with his comments for an appropriate decision of the Board and the Government. The decision taken shall be final and binding on both the parties to the disputes.

By order and in the name of the Governor
of Goa

B. K. Sutaria, Chief Town Planner and ex officio
Jt. Secretary.

Panaji, 6th August, 2004.

Annexure - I

STATEMENT SHOWING THE ASSETS & LIABILITIES OF SOUTH GOA PLANNING AND DEVELOPMENT
AUTHORITY, MARGAO AS ON 31ST MARCH, 2004

Sr. No.	Discription LIABILITIES	Amount	Sr. No.	Discription ASSETS	Amount
1.	Government loan	Rs. 33,71,000/-	1	Market Complex, Margao, Land acquisition, Land filling	Rs. 11,20,00,000/-
2.	Interest on loan	Rs. 41,16,090/-		Market stalls etc.	
3.	GPF contribution of SGPDA staff	Rs. 23,64,636/-	2	Wholesale Fish Market Land Acquisition Land filling & Const.	Rs. 25,77,400/-
			3	Office premises	
4.	Security deposit of contractors	Rs. 1,20,209/-	4	Vehicles Tata Estate Tata Sumo Maruti Car	
5.	Pension fund of SGPDA staff	Rs. 12,14,463/-	5	Zenith Computer	
6.	Pension & leave salary of staff on deputation	Rs. 56,761/-	6	Air conditioners	
7.	Incidental charges—telephone, water electricity	Rs. 22,75,856/-	7	Refrigerator-voltas with stabiliser	

Sr. No.	Description LIABILITIES	Amount	Sr. No.	Description LSSETS	Amount
8.	Office maintenance & House Tax	Rs. 65,000/-	8	Modi Xerox Machine with stabiliser	
9.	Advocate's fees	Rs. 57,800/-	9	Ammonia Printing	
10.	Garbage collection charges	Rs. 6,17,003/-	10	Electronic typewriter-I	
11.	Infrastructure tax	Rs. 3,39,500/-	11	Godrej typewriter-3	
12.	House Tax-Market complex	Rs. 7,00,000/-	12	Remington typewriter-I	
			13	Furniture & Equipments	
			14	Security Deposit receipts in hand	
			15	ACCOUNTS OF AUTHORITY, MARGAO	
			A	Bank Balances	
			1)	Goa State Co-op. Bank	Rs. 260.93
			2)	United Commercial Bank	Rs. 766.28
			3)	Mapusa Urban Coop. Bank	Rs. 3,677/-
			4)	I.D.B.I. Bank	Rs. 35,31,304/-
			5)	State Bank of India, Margao (staff pension fund)	Rs. 11,43,709/-
			6)	State Bank of India, Margao (staff GPF)	Rs. 2,16,753/-
			B)	Fixed Deposits	
			a)	State Bank of India	
			i)	Staff GPF	Rs. 9,59,941/-
			ii)	Staff Pension	Encashed
			b)	Goa State Coop. Bank (Staff GPF)	Rs. 69,302/-
			c)	United Western Bank (Staff GPF)	Rs. 66,077/-
Total		Rs. 1,52,98,318/-	Total (15A+15B)		Rs. 59,91,790.21

Annexure —II

STATEMENT SHOWING THE ASSETS & LIABILITIES OF SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, PONDA AS ON 31ST MARCH, 2004.

Sr. No.	LIABILITIES	Amount	Sr. No.	ASSETS	Amount
1	Government Loan	Rs. 32,00,000/-	1	Developed plots at Dhavli, Ponda	
2	Interest on loan	Rs. 39,92,500/-	2	Land Acquisition of Slum Dwellers	
3	GPF Contribution of SGPDA staff	Rs. 3,49,772/-	3	Usgao Market Complex	
4	Security deposit of Contractors	Rs. 7,905	4	Ammonia Printing Machine	
5	Pension fund of SGPDA staff	Rs. 7,681/-	5	Godrej typewriter	
6	Payment to be made to Margao PDA towards land acquisition, Dhavli, Ponda	Rs. 32,48,887/-	6	Furniture & Equipments	
7	Payment to be made to Margao PDA towards land acquisition- Slum dwellers	Rs. 11,49,713/-	7	ACCOUNTS OF AUTHORITY	
			A)	Bank Balances	
			1)	Goa State Coop. Bank current A/C No. 212, A/C No. SB/SLB/132	Rs. 2,74,041/-
					Rs. 1,34,757.93
			B)	Fixed Deposits	
			a)	Goa State Coop. Bank	Rs. 25,587/-
Total (1 to 7)		Rs. 1,19,56,458/-	Total (7A+7B)		Rs. 4,84,385.93/-

Annexure —III

STAFF PATTERN OF P.D.As

Sr. No.	Designation post	No. of posts		Mode of appointment
		Ponda P.D.A. Proposed	Margao P.D.A. Existing	
1.	Town Planning Officer (Rs. 10000-325-15200)	1	1	By deputation
2.	Assistant Engineer (Rs. 6500-200-10500)	1	1	By deputation
3.	Architectural Assistant (Rs. 5500-175-9000)	1	1 (1 vacant)	As per R. R.
4.	Planning Assistant (Rs. 5500-150-8000)	2	2	As per R. R.
5.	Junior Engineer (Rs. 5000-150-8000)	2	2	As per R. R.
6.	Draughtsman Gr. I (Rs. 4500-125-7000)	2	2 (2 vacant)	As per R. R.
7.	Draughtsman Gr. II (Rs. 4500-125-7000)	1	1	As per R. R.
8.	Building Inspector (Rs. 4500-125-7000)	2	2	As per R. R.
9.	Accountant (Rs. 4500-125-7000)	1	1	By Deputation
10.	Head Clerk (Rs. 4500-125-7000)	1	1	As per R. R.
11.	Upper Division Clerk (Rs. 4000-100-6000)	2	2	As per R. R.
12.	Lower Division Clerk (Rs. 3050-75-3950-80-4590)	3	3	As per R. R.
13.	Jr. Stenographer (Rs. 4000-100-6000)	2	2 (1 vacant)	As per R. R.
14.	Driver (Rs. 3050-75-3950-80-4590)	2	2	As per R. R.
15.	Daftary (Rs. 2750-70-3800-75-4400)	1	1	As per R. R.
16.	Peon (Rs. 2250-55-2660-60-3200)	3	3	As per R. R.
Total:		26	26	

NOTE: (a) The scale of pay and the existing basic pay of the above posts shall be the same as was existing at the time of apportionment.

(b) Separate Government Order shall be issued specifying the approved staff pattern.

Notification

4-5-2-84 UDD (part)/04/3010

Read: Government Notification No. 4-5-2-84-UDD (part)/3, dated 23-6-1993.

Whereas, the Government of Goa vide Notification No. 4-5-2-84 UDD (Part)/3 dated 23-6-1993, declared certain areas as specified in said notification as "South Goa Planning area";

And whereas the Government of Goa decided to sub-divide the South Goa Planning area;

Now, in exercise of the powers conferred by sub-section (3) of section 18 of the Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975) (hereinafter called "said Act"), the Government of Goa, after consultation with the Town and Country Planning Board, hereby sub-divides the South Goa Planning area into two planning areas, viz, Margao Planning area and Ponda Planning area.

Further, in exercise of the powers conferred by sub-sections (1) and (2) of section 18 of the said Act, the Government of Goa hereby declares that the area specified in column (1) of Schedule I hereto shall be Margao Planning area and area specified in column (1) of Schedule II hereto shall be Ponda Planning area, with limit of such planning area as specified in column (2) of said Schedules, for the purposes of said Act.

SCHEDULE I

MARGAO PLANNING AREA

AREA		LIMITS OF AREA
1		2
Area comprising of Margao Municipal Council area and the following revenue villages of Salcete Taluka.		North: Majorda, Calata, Verna and Camurlim villages.
(1) Nuven	(14) Cavelossim	East: Zuari river, Macazana, Guirdolim, Cavorim and Mullem villages.
(2) Raia	(15) Varca	West: Arabian Sea.
(3) Rachol	(16) Benaullim	South: Sarzora, Sirlim, Deussua, Chinchinim, Assolna, Ambelim and Velim villages.
(4) Curtorim	(17) Adsulim	
(5) Davorlim	(18) Cana	
(6) Dicarpale	(19) Colva	
(7) Aquem Baixo	(20) Semabatim	
(8) St. Jose de Areal	(21) Vanelim	
(9) Dramapur	(22) Gandaulim	
(10) Navelim	(23) Seraulim	
(11) Talaulim	(24) Duncolim	
(12) Orlim	(25) Betalbatim	
(13) Carmona		

A detail plan of the areas of Margao planning area is shown in the Annexure I to this Notification.

SCHEDULE II
PONDA PLANNING AREA

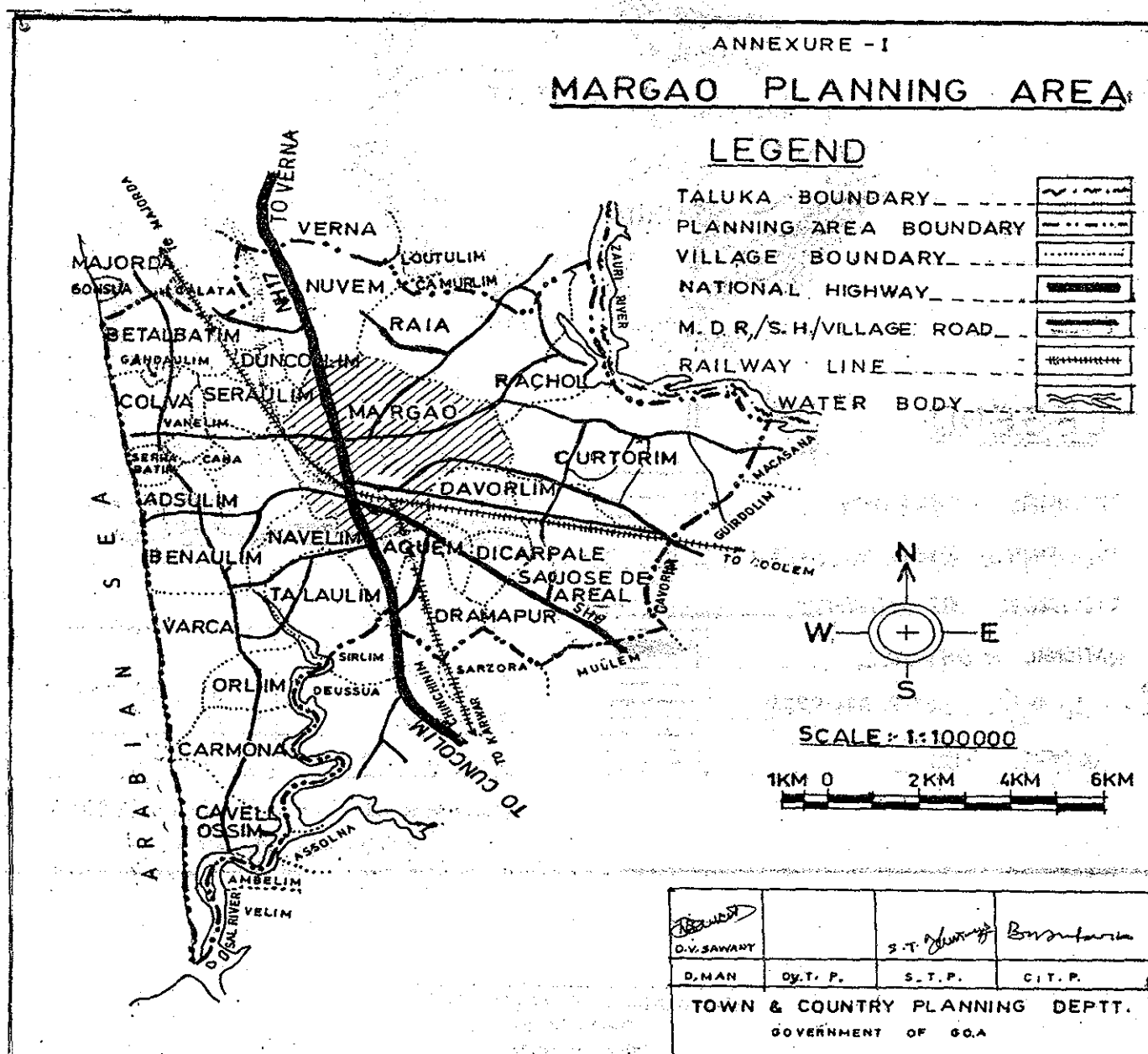
AREA	LIMITS OF AREA
1	2
Area comprising of Ponda Municipal Council area and the following revenue villages of Ponda Taluka.	<p>North: Priol village.</p> <p>East: Candepar village, Codar and Nirankal villages.</p> <p>West: Zuari river, Quevla, Vadi and Bandora villages.</p> <p>South: Shiroda village and Zuari river.</p>
<p>(1) Curti</p> <p>(2) Betora</p> <p>(3) Borim</p>	

A detail plan of the areas of Ponda planning area is shown in the Annexure II to this Notification.

By order and in the name of the Governor of Goa.

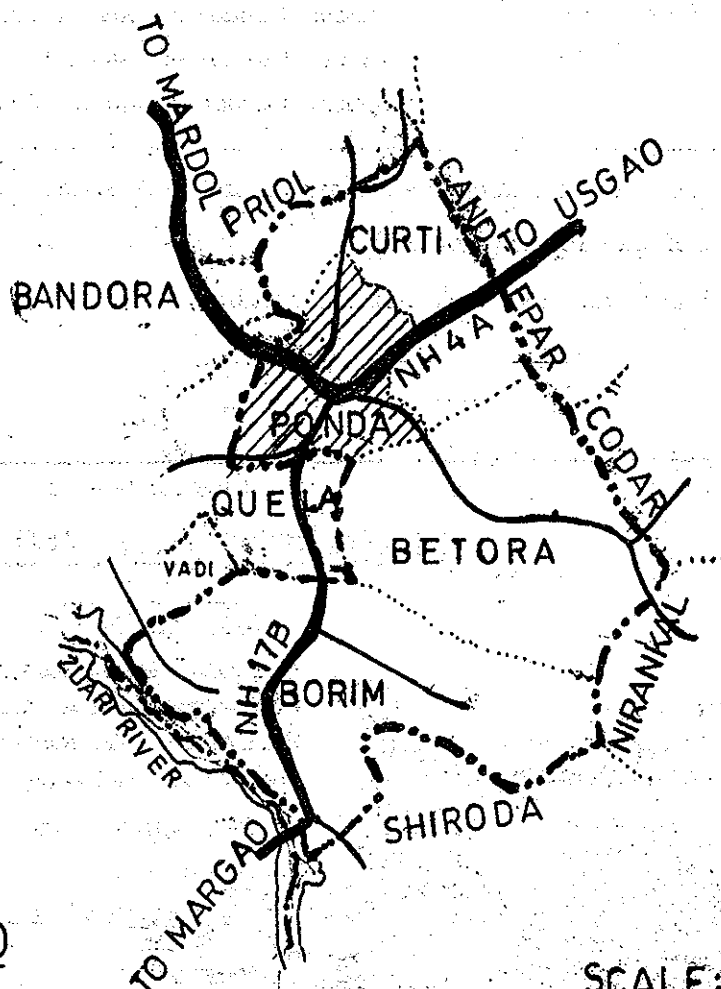
B. K. Sutaria, Chief Town Planner and ex officio Joint Secretary.

Panaji, 6th August, 2004.



ANNEXURE - II

PONDA PLANNING AREA



LEGEND

TALUKA BOUNDARY	
PLANNING AREA BOUNDARY	
VILLAGE BOUNDARY	
NATIONAL HIGHWAY	
M D R/VILLAGE/SW. ROAD	
WATER BODY	

SCALE: 1:100000



D.V. SAWANT		S.T. P.	C.T. P.
D. MAN	D.T. P.	S.T. P.	C.T. P.

TOWN & COUNTRY PLANNING DEPT.
GOVERNMENT OF GOA